



## Mollyfair Close

### Crawcrook

- First Floor Flat
- One Bedroom
- Lounge/Kitchen
- Dressing Area
- Communal Gardens & Parking
- No Onward Chain

**£ 57,500**

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ROOK  
MATTHEWS  
SAYER

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# 42 Mollyfair Close Crawcrook, NE40 4UZ

THIS WELL-PRESENTED ONE-BEDROOM FLAT, OFFERED FOR SALE IN GOOD CONDITION, PROVIDES AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS ALIKE. THE PROPERTY FEATURES A SPACIOUS OPEN-PLAN RECEPTION ROOM THAT SEAMLESSLY CONNECTS TO THE MODERN KITCHEN, WHICH COMES COMPLETE WITH WHITE GOODS INCLUDED. THE OPEN LAYOUT OFFERS A FLEXIBLE AND COMFORTABLE SPACE FOR BOTH RELAXING AND ENTERTAINING GUESTS.

THE BEDROOM IS DESIGNED AS A SINGLE, COMPLEMENTED BY A DRESSING AREA, CATERING TO THOSE SEEKING SMART STORAGE SOLUTIONS AND CONVENIENCE. THE SHOWER ROOM IS MODERN AND FUNCTIONAL, PROVIDING PRACTICALITY FOR EVERYDAY LIVING.

RESIDENTS BENEFIT FROM ACCESS TO COMMUNAL GARDENS, CREATING A PLEASANT OUTDOOR SETTING FOR LEISURE AND RELAXATION. THE PROPERTY ALSO INCLUDES PARKING FACILITIES, OFFERING ADDED CONVENIENCE FOR THOSE WITH A VEHICLE.

SITUATED IN A LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS AND CLOSE PROXIMITY TO LOCAL AMENITIES, THIS FLAT PROVIDES EASY ACCESS TO SHOPS, SERVICES, AND COMMUTING OPTIONS. WHETHER YOU ARE STARTING YOUR JOURNEY ON THE PROPERTY LADDER OR LOOKING FOR A SOUND INVESTMENT OPPORTUNITY, THIS PROPERTY STANDS OUT FOR ITS PRACTICAL LAYOUT AND APPEALING FEATURES.

A NOTABLE ADVANTAGE IS THERE IS NO ONWARD CHAIN, ALLOWING FOR A STRAIGHTFORWARD AND PROMPT PURCHASE PROCESS. WITH ITS COMBINATION OF WELL-MAINTAINED INTERIORS, USEFUL AMENITIES, AND A DESIRABLE LOCATION, THIS FLAT IS IDEALLY SUITED TO THOSE LOOKING FOR COMFORTABLE, LOW-MAINTENANCE LIVING IN A WELL-CONNECTED AREA.

The accommodation:

Entrance:  
Communal entrance and stairs to the first floor.

Lounge/Kitchen: 14'7" 4.45m x 8'8" 2.64m  
UPVC window, fitted with a arrange of matching wall and base units with work surfaces above incorporating stainless stell sink unit with drainer, electric hob and oven, space for washing machine and fridge freezer.

Bedroom One: 8'7" 2.62m x 5'10" 1.79m  
UPVC window.

Dressing Area:  
Fitted storage.

Shower Room:  
Shower, low level wc and wash hand basin.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: COMMUNAL PARKING

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## ACCESSIBILITY

This property has nono accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 120 years from 1 January 2025  
Ground Rent: £39 every 6 months – subject to review

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

